

150.0

0004

0009.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,274,600 / 1,274,600

ASSESSED:

1,274,600 / 1,274,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		KENILWORTH RD, ARLINGTON

## OWNERSHIP

Owner 1:	GHAUS HARRIS & CHRISTINA M	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 11 KENILWORTH RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:	BRIAN CALLAHAN CO -
Owner 2:	-

Street 1: 20 WOODBURY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 2009, having primarily Vinyl Exterior and 2768 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	7	Steep
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										99217
Entered Lot Size										GIS Ref
Total Land:										GIS Ref
Land Unit Type:										Insp Date

07/14/18

!11760!

## USER DEFINED

Prior Id # 1:	99217
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:53:49
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	787,400	0	6,300.	487,200	1,274,600	1,274,600	Year End Roll	12/18/2019
2019	101	FV	583,400	0	6,300.	456,800	1,040,200	1,040,200	Year End Roll	1/3/2019
2018	101	FV	583,900	0	6,300.	377,600	961,500	961,500	Year End Roll	12/20/2017
2017	101	FV	583,900	0	6,300.	347,100	931,000	931,000	Year End Roll	1/3/2017
2016	101	FV	583,900	0	6,300.	316,700	900,600	900,600	Year End	1/4/2016
2015	101	FV	563,000	0	6,300.	310,600	873,600	873,600	Year End Roll	12/11/2014
2014	101	FV	563,000	0	6,300.	288,700	851,700	851,700	Year End Roll	12/16/2013
2013	101	FV	563,000	0	6,300.	274,700	837,700	837,700		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAN CALLAHAN	54333-526		2/25/2010		839,000	No	No		
ROWSELL JOHN S	53354-564		8/7/2009	Change>Sale	352,000	No	No		
	10944-339		10/1/1965			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/20/2016	838	Wood Dec	20,613					rebuild deck	7/14/2018	Inspected	PH	Patrick H
9/16/2009	854	New Buil	193,000					RAZE EXISTG & BUIL	6/9/2018	MEAS&NOTICE	HS	Hanne S
									9/20/2010	MLS	BR	B Rossignol
									2/11/2010	Info Fm Prmt	BR	B Rossignol
									3/11/2009	Inspected	372	PATRIOT
									1/20/2008	Measured	372	PATRIOT
									11/19/1999	Meas/Inspect	268	PATRIOT
									7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 05 - Garrison	2H - 2 & 1/2 Sty	Full Bath: 1	Rating: Very Good															
(Liv) Units: 1	Total: 1	A Bath: 1	Rating:															
Foundation: 1 - Concrete		3/4 Bath: 1	Rating: Very Good															
Frame: 1 - Wood		A 3QBth: 1	Rating:															
Prime Wall: 4 - Vinyl		A HBth: 1	Rating:															
Sec Wall: %		OthrFix: 1	Rating:															
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>												
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1														
Color: CREAM		A Kits: 1	Rating:	Level FY LR DR D K FR RR BR FB HB L O														
View / Desir:		Fpl: 1	Rating: Very Good	Other														
GENERAL INFORMATION		WSFlue: 1	Rating:	Upper														
Grade: B+ - Good (+)		<b>CONDOS INFORMATION</b>				Lvl 2												
Year Blt: 2009		Eff Yr Blt:		Location:		Lvl 1												
Alt LUC:		Alt %:		Total Units:		Lower												
Jurisdct: G11		Fact: .		Floor:		Totals RMS: 8 BRs: 3 Baths: 1 HB: 1												
Const Mod:				% Own:		<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Lump Sum Adj:				Name:		Exterior:				No Unit RMS BRS FL								
<b>INTERIOR INFORMATION</b>				DEPRECIATION		Interior:				1 8 3 M								
Avg Ht/FL: STD		Phys Cond: VG - Very Good		0.9 %		Additions:												
Prim Int Wall: 1 - Drywall		Functional:		%		Kitchen:												
Sec Int Wall: %		Economic:		%		Baths:												
Partition: T - Typical		Special:		%		Plumbing:												
Prim Floors: 3 - Hardwood		Override:		%		Electric:												
Sec Floors: 4 - Carpet		Total: 0.9 %				Heating:												
Bsmnt Flr: 12 - Concrete						General:				Totals								
Subfloor:										1 8 3								
Bsmnt Gar: 1																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 1	% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:															
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>								PARCEL ID	150.0-0004-0009.A									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				